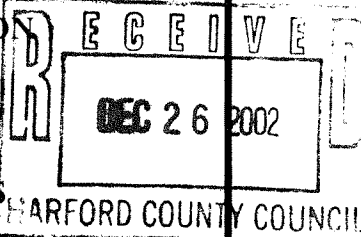


STANDARD APPLICATION

# Harford County Board of Appeals

Bel Air, Maryland 21014



Case No. 5320  
 Date Filed 12-19-02  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee \$450.00

Shaded Areas for Office Use Only

## Type of Application

- ☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☒ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☒ Area Variance  
☒ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code \_\_\_\_\_

CASE 5320 MAP 27 TYPE Expansion of a Non-Conforming Building

ELECTION DISTRICT 5 LOCATION 3525 Conowingo Road, Street, Md. 21154

BY Clyde C. &amp; Oleita M. Hall and Angela M. &amp; Mitchell Winslow

Appealed because an expansion of a non-conforming building pursuant to Section 267-21 of the Harford County Code to enlarge an existing non-conforming building and further reduce the rear yard setback in a B3 District.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

## Applicant/Owner (please print or type)

Name Clyde C. Hall & Oleita M. Hall, his wife Phone Number 410-838-6618

Address 2030 Castleton Road Darlington MD 21034  
 Street Number Street City State Zip Code

Co-Applicant Angela M. Winslow & Mitchell Winslow Phone Number 717-456-5859

Address Route 3, Box 469 Delta PA 17314  
 Street Number Street City State Zip Code

Contract Purchaser N/a Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
 Street Number Street City State Zip Code

Attorney/Representative Harold J. Tulley, Esquire Phone Number 410-879-2772/410-838-2772

Address 206 Hays Street, Suite 200 Bel Air MD 21014  
 Street Number Street City State Zip Code

Hearing: 8/20/03

Rev. 12/00

## Land Description

Address and Location of Property 3525 Conowingo Road, Street, MD

Subdivision N/A

Lot Number N/A

Acreage/Lot Size 1.04

Election District 5

Zoning B3

Tax Map No. 27

Grid No. 1C

Parcel 261

Water/Sewer: Private \_\_\_\_\_ Public \_\_\_\_\_

List ALL structures on property and current use: \_\_\_\_\_

Estimated time required to present case: 30 minutes

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? No - just set backs

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No X

## Request

Variance from the required back yard set back. And expansion of a  
non-conforming building to locate additional warehouse space within the  
rear yard setback.

## Justification

Applicants seek the expansion of their non-conforming use building in order  
to provide much needed warehouse space. Applicants were recently denied the  
use of a building a few miles away from this location for warehouse purposes.  
Applicants request the addition in order to continue business; in order to  
have the warehouse facilities adjacent to and accessible to the store with-  
out having to go outside of the building or to another property. There is no  
other practical location which applicants can use to provide the  
necessary warehousing.